



AGENDA ITEM NUMBER _____

Bernalillo County Board of County Commissioners

Meeting Date: March 25, 2008

Department: Zoning, Building, Planning & Env. Health **Staff Contact:** Brennon Williams, Zoning Administrator

TITLE: CONSENT: Cancellation of an existing Special Use Permit for
Two Mobile Homes (CSU-72-119)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Cancellation

SUMMARY:

On February 8, 2008, the County Planning Commission (CPC) voted (5-0, Commissioners Holcomb and Becerra excused) to recommend cancellation of a Special Use Permit for Two (2) Mobile Homes. The subject permit (CSU-72-119) affects two separate lots located at 3437 Gabaldon Pl. NW and 3441 Gabaldon Pl. NW, zoned A-1, and contains an approximate combined area of .33 acres. The CPC decision was based on five (5) Findings:

Findings:

1. This is a request for the cancellation of a Special Use Permit for Two Mobile Homes (CSU-72-119) at 3437 & 3441 Gabaldon Pl. NW (Lots 24 & 25, Block 2, Gabaldon Addition), zoned A-1, and containing approximately .33 acres.
2. This matter was previously deferred from the County Planning Commission (CPC) meeting held on November 7, 2007.
3. This request is a result of continued violations of the Special Use Permit (CSU-72-119) and the corresponding site development plan approved in connection with the permit. Specifically, the placement of two mobile homes – one toward the western side of Lot 25 and the other straddling the property line dividing Lot 25 and Lot 24 – does not correspond to the existing development on the site; and the outdoor storage of inoperative/dismantled vehicles, auto parts, trash and debris is a recurring problem on the property.
4. The Bernalillo County Planning Department notified the property owner of noncompliance with the provisions of the Special Use Permit on June 5, 2007, as described in Section 18.H. of the Comprehensive Zoning Ordinance of Bernalillo County.
5. This decision removes the Special Use Permit (CSU-72-119) from the property, and reverts the zoning on the site back to the uses and activities allowed, and as limited by, the underlying zoning designation of A-1 Rural Agricultural.

ATTACHMENTS:

1. County Planning Commission Notice of Decision (February 8, 2008)
2. County Planning Commission Packet (February 6, 2008)

STAFF ANALYSIS SUMMARY:

Zoning/Building/Planning/Environmental Health:

Staff recommends cancellation of the Special Use Permit